

f. By assignment, dated July 25, 1938, and recorded at the foot of the foregoing Mortgage, Margaret R. Zimmerman assigned the foregoing Mortgage to Patrick M. Schnauffer, Esquire, for the purpose of foreclosure, said foreclosure proceedings were never instituted. Said mortgage remains unreleased to date.

g. By deed (Ex. 5) dated August 5, 1938, and recorded in Liber 414, Folio 19 the aforesaid Maude M. Fraley and Harry P. Fraley, her husband, did grant and convey in fee simple the foregoing parcel of land to the aforesaid Margaret R. Zimmerman.

h. By deed (Ex. 6) dated September 19, 1938, and recorded in Liber 414, Folio 151 the aforesaid Margaret R. Zimmerman did convey in fee simple the foregoing parcel of land to Charles E. Zimmerman and Glenna M. Zimmerman, his wife.

i. By deed (Ex. 7) dated May 20, 1940, and recorded in Liber 423, Folio 510 the aforesaid Charles E. Zimmerman and Glenna M. Zimmerman, his wife, did convey in fee simple the foregoing parcel of land to Charles D. Scott and Maud N. Scott.

j. By virtue of an Order of the Orpahn's Court for Frederick County, in the Matter of the Estate of Charles D. Scott, Marguerite Hopkins and Helen Scott Sanbower, as executrices of the estate of the foregoing Charles D. Scott did grant and convey in fee simple by deed (Ex. 8) dated February 10, 1955, and recorded in Liber 545, Folio 183 the aforementioned parcel of land to Charles P. Staley and Letitia B. Staley, his wife.

k. Charles P. Staley died April 22, 1976, a resident of Frederick County, Maryland, and by operation of law his interest in the land in question passed to his wife aforesaid.

5. That in his opinion, based upon his title examination of the land title in question, which included the attached exhibits, the record discloses an unbroken chain of title for 78 years more or less and that title to the land in question appears to be vested in Letitia B. Staley in fee simple subject to the two unreleased mortgages of record aforesaid.

Richard R. Burgee

Richard R. Burgee
Attorney at Law

SUBSCRIBED AND SWORN to, before me, a Notary Public,
this 12th day of July, 1979.

Marjorie E. Black
Notary Public

My Commission Expires: 7-1-82

Filed July 13, 1979